070.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,035,500 / 1,035,500
					USE VALUE:	1,035,500 / 1,035,500
					ASSESSED:	1,035,500 / 1,035,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTAGATI ANTHONY
Owner 2:	
Owner 3:	
Street 1:	7 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,291 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Brick Veneer Exterior and 2830 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7291.000	588,400		447,100	1,035,500
Total Card	0.167	588,400		447,100	1,035,500
Total Parcel	0.167	588,400		447,100	1,035,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.90 | /Parcel: 365.9

Legal Description

User Acct 44801

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 070.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	588,200	0	7,291.	447,100	1,035,300	1,035,300	Year End Roll	12/18/2019
2019	101	FV	436,900	0	7,291.	415,200	852,100	852,100	Year End Roll	1/3/2019
2018	101	FV	436,900	0	7,291.	415,200	852,100	852,100	Year End Roll	12/20/2017
2017	101	FV	436,900	0	7,291.	364,100	801,000	801,000	Year End Roll	1/3/2017
2016	101	FV	436,900	0	7,291.	332,100	769,000	769,000	Year End	1/4/2016
2015	101	FV	426,500	0	7,291.	293,800	720,300	720,300	Year End Roll	12/11/2014
2014	101	FV	426,500	0	7,291.	277,800	704,300	704,300	Year End Roll	12/16/2013
2013	101	FV	426,500	0	7,291.	264,400	690,900	690,900		12/13/2012

!5998!

PRINT

Date	Time
12/10/20	20:48:58

LAST REV

Date	Time
04/16/19	15:35:17
apro	
5998	

USER DEFINED

Prior Id # 1:	44801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IGOE EDWARD F	35388-412		5/1/2002	Family	99	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2002	158	Wood Dec	3,000	C				REPLACE DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
4/20/2000	Inspected	270	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7291		Sq. Ft.	Site		0	70.	0.88	12									447,110						447,100	

Total AC/HA: 0.16738 | Total SF/SM: 7291 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 447,110 | Spl Credit | Total: 447,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11378098
Const Adj.:	1.05070305
Adj $ / SQ:	146.282
Other Features:	126000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722831
Depreciation:	134447
Depreciated Total:	588385

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	5	Baths:	3				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

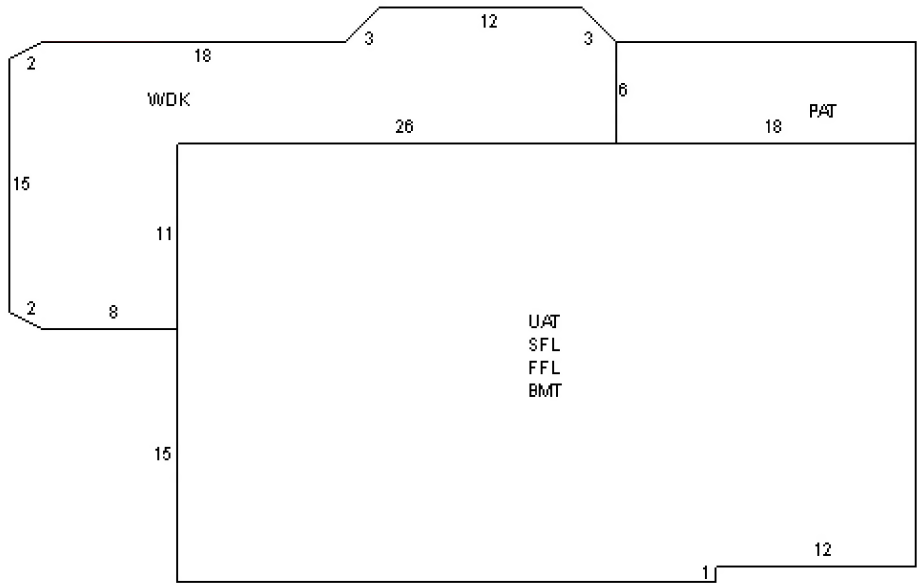
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.55
Special Features:	0	Val/Su Net:	142.16
Final Total:	588400	Val/Su SzAd	259.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,132	58.150	65,822
FFL	First Floor	1,132	146.280	165,591
SFL	Second Floor	1,132	146.280	165,591
WDK	Deck	352	9.290	3,270
UAT	Upper Attic	283	58.510	16,559
PAT	Patio	108	6.010	649
	Net Sketched Area:	4,139	Total:	417,482
Size Ad	2264	Gross Are	4988	FinArea 2830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: